

Municipality of Lakeshore

By-law 9-2021

Being a By-law to amend By-law 2-2012, Zoning By-law for the Municipality of Lakeshore (ZBA-20-2020)

Whereas By-law 2-2012 is the Municipality's comprehensive zoning by-law regulating the use of lands and the character, location and use of buildings and structures within the Municipality of Lakeshore;

And whereas the Council of the Municipality of Lakeshore deems it expedient and in the best interest of proper planning to further amend By-law 2-2012;

And whereas this amendment is in conformity with the Lakeshore Official Plan;

Now Therefore the Council of the Municipality of Lakeshore enacts as follows:

1. That Section 5.5, Holding Zone (h) Provisions, is hereby further amended by adding the following holding zone provision and to read as follows:

Holding Symbol	Permitted Use Until the holding symbol is removed.	Conditions for removal of the Holding Symbol.
h25	Existing uses shall be the only uses permitted in the interim.	<p>The holding symbol shall not be removed until such time as the following have been completed to the satisfaction of the Municipality of Lakeshore:</p> <ul style="list-style-type: none">- That the applicant enters into a site plan agreement with the Municipality of Lakeshore; and- That the Denis St. Pierre Water Pollution Control Plant, sanitary sewage capacity expansion has been tendered and construction has been commenced; and- That the Developer enter into an agreement (conditional building permit) that occupancy will not be granted until the Denis St. Pierre Water Pollution Control Plant is put into operation; and

		- That the Sanitary Waste Conveyance System is sized appropriately to handle the flows.
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2. That Schedule "A", Map 3 to By-law No. 2-2012, as amended, is hereby further amended by changing the zoning classification on a portion of Maidstone CON WPC PT Lots 2 and 3 PR 12R27957 PART 1, shown on Schedule "A" attached hereto and forming part of this By-law from "Mixed Use Zone (MU)" to "Mixed Use Zone Exception 35 (MU-35)(h25)".
3. That Section 9.15, Mixed Use (MU) Zone Exceptions is hereby further amended by adding Subsection 9.15.35 to immediately follow Subsection 9.15.34 and to read as follows:

9.15.35 Mixed Use Zone Exception 35 (MU-35) as shown on Map 3, Schedule "A" of this By-law.

a) Permitted Uses:

- i. An *Semi-Detached Dwelling* shall be an additional permitted use

b) Zone Regulations:

- i. A maximum height of 32.5 metres as it relates to the apartment use;
- ii. A maximum gross floor area of 19,331.45m² as it relates to the apartment use;
- iii. Section 6.52, Setbacks on Streets shall be a minimum of 12.40 metre setback from the centre line of private roads for the apartment use;
- iv. That the minimum required setback from the centre line of the internal private road is 10.0 m for all other permitted uses;
- v. Section 6.41.1, Parking Requirements shall be a minimum of 215 parking spaces for the apartment use;
- vi. Section 6.41.3(a), Loading Regulations shall be a minimum of 2 loading spaces.

- c) All other building requirements for apartments shall be in accordance with the requirements of the General Provisions and Mixed Use Zone.

4. That the table of content, sections numbers and page numbers be renumbered as required.
5. This by-law shall come into force in accordance with Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P. 13.

Read and passed in open session February 2, 2021.

**Mayor
Tom Bain**

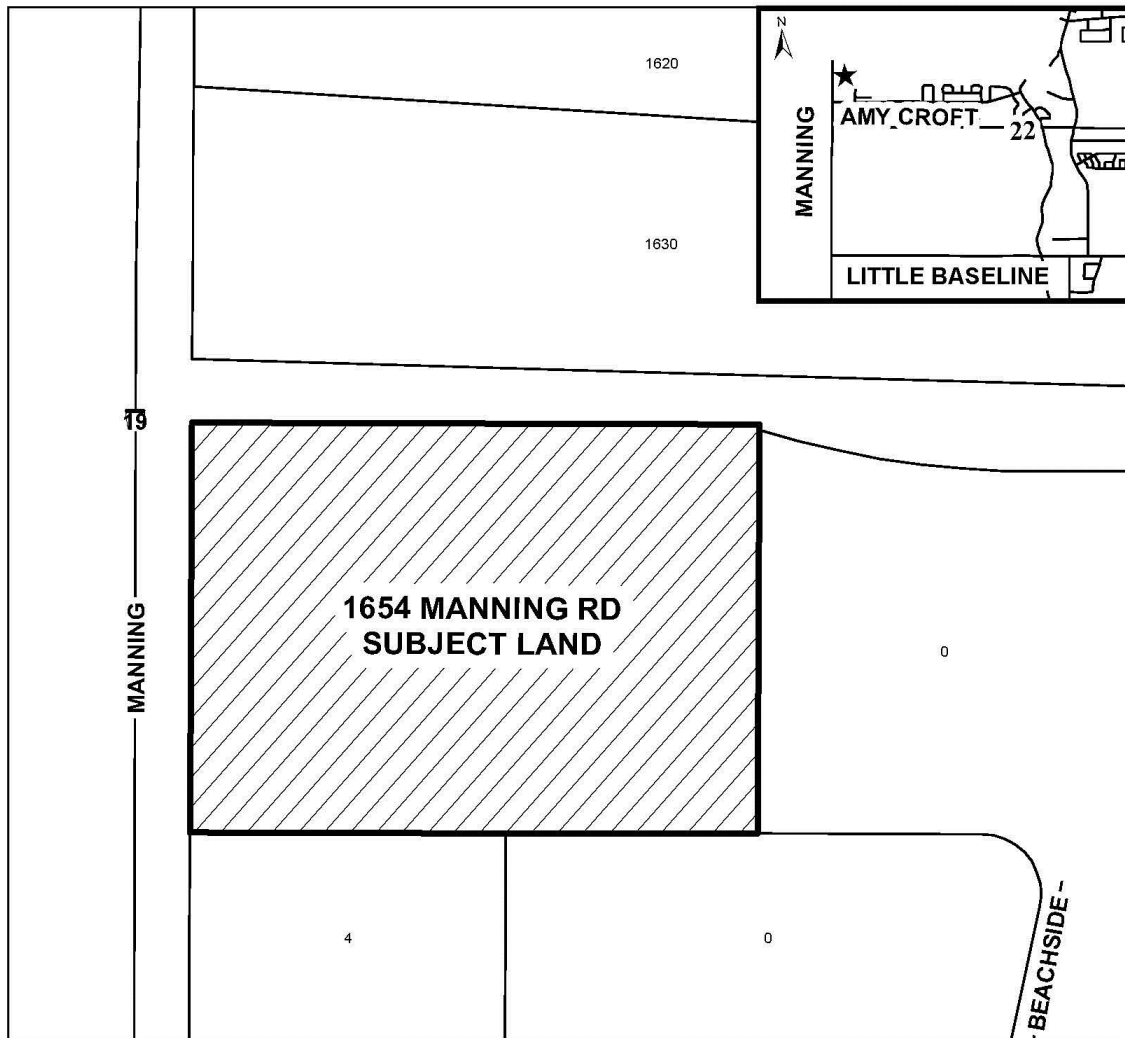
**Clerk
Kristen Newman**

DRAFT

**Schedule “A”
to By-law 9-2021**

Maidstone CON WPC PT Lots 2 And 3 PR 12R27957 Part 1

In the Municipality of Lakeshore



Amend from “Mixed Use Zone (MU)” to “Mixed Use Zone Exception 35 (MU-35)(h25)”.